

## **AQUARIUS CONDOMINIUM ASSOCIATION**

### **Construction Committee Minutes July 19, 2018. Meeting Started at 11:00am.**

#### Attendees:

Construction Committee: Zina Bluband, Alex Zoob.

Members of the Board of Directors: Buck Gupta.

AP Management: Adrian Paredes, Property Manager.

#### Contractors:

- Hillman Engineering (Hillman): Kevin DuZBrey.
- Structural Preservation Systems, LLC (Structural): Cale Delaney, Andres Calvo, Maickel Zrihem.
- Meeting was also attended by Unit Owners.

#### Hillman Engineering and Structural Preservation

**1) Owner 2 week look ahead schedule. Master schedule update. Hard copies of schedule to the construction committee (due now).**

**2) Progress report on weekly construction activities** (permanent items on agenda till project completed)

#### **South tower:**

- Status on limited turnover of balconies for access on stacks 3 and 2.
- Status on remaining painting.
- Status on remaining railing.
- Status on glass.

#### **North tower:**

- Corner balconies reconstruction status per stack.
- Inside balconies demolition status per stack.

#### **Pool deck/pool**

- Status on pool construction.
- Status on pool deck construction.
- Staircase to the beach.

**3) Weekly information on any construction issues that may affect the owners.**

- Letter to the north tower residents on balconies tiles.
- Results of inspection on: a) the quality of balcony's wall painting, door frames painting, and the frame damage in unit 1103S, and b) the quality of painting only in unit 703S.

#### **In-house issues: Management update**

- North tower and south tower elevators modernization status.

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**1)** Structural provided owners two weeks look ahead schedule dated July 19, 2018. Planned activities will be described in the sections below. Updated Master schedule was also provided and important dates for the substantial completion of balconies are as follows: the turnover of balconies for limited access (after working hours and weekend) on stacks 3 and 2 originally scheduled for July 20 and 31 was completed on July 13, 2018; the turnover of balconies in stacks 6 and 7 is

planned for July 27 and July 31 respectively; the turnover of corner balconies should be accomplished by August 15, 2018. On July 24 and 25 starting at 8am the Hillman and property management will conduct final inspection from the inside of the units using additional punch list. The final inspection will be performed for all stacks after balconies turnover to the residents. Missing glass panels in stack 7 railings to be delivered on July 24 and installed the next day.

## **2) Progress report on weekly construction activities** (permanent items on agenda till project completed)

### **South tower:**

- As mention previously, limited turnover for access to the balconies in stacks 2 and 3 was completed on July 13. For duration of repairs on the PH balconies the access to the balconies in stacks 2 and 3 floors 3-18 will be limited to the after construction work hours and to the weekend (contractors for balcony's tiles could be scheduled for the weekend only). Residents should not place furniture on the balconies or schedule tiles installation for the duration of 30 days starting from July 13. Light chairs that could be moved inside the unit during the work hours are acceptable. The same will apply to the balconies in stacks 6 and 7 once these are released to the association. Repairs on PH units in stacks 2 and 3 started on Monday, repairs for PH units in stacks 6 and 7 is planned to start on July 23 and July 30 respectively.
- Remaining painting/stucco:  
Stucco/concrete repairs on wall drops continues. Ceiling stucco and paint on stacks 1 and 4 are done. Painting and stucco on stacks 5 and 8 continues. The next stage after painting is waterproofing and railing installation with the second waterproofing around the railing posts to follow. The Structural will cover cars in the parking spaces that may be effected by the painting.
- Remaining railings:  
Railings are installed on stack 1 with installation in progress on stack 5 with planned completion on July 26. Installation of railings in stacks 4 and 8 will start next week.
- Installation of glass follows the completion of painting and the railings work.

### **North tower:**

- Shoring and formwork on stacks 1, 4, 5, 8 floors 4 to 8 continues. The goal is to complete this process for at least 5 balconies in each stock. Therefore, the pours will not be done often but will be completed for about 20 units at one time.
- Demolition of balconies in stacks 6 and 7 continues with stack 6 down to the 9th floor and stack 7 down to the 10th floor. Demolition of balconies in stacks 2 and 3 is scheduled to start on July 23.

### **Pool deck/pool**

- Pool wall stripping and rubbing out continues.
- Construction of CMU planter wall is in progress. Precast concrete Joist was erected this week. Next week construction will concentrate on installation of electrical conduit on planters, concrete repairs, seawall repairs in a storage room, planters waterproofing and partial deck area waterproofing. Preparation of slabs for units 204S and 205S will start on Monday, July 23.
- Hillman is looking for the contractor for the wood staircase to estimate cost for this option. Meeting with one is scheduled for today.
- Gym elevator to be closed for 2 weeks starting on Wednesday 7/25/18 due to the Structural SPS performing demolition work. The delivery of Gym's equipment will be coordinated between the Structural and the property management. Residents will have to use stairs to access gym.

### **3) Weekly information on any construction issues that may affect the owners.**

- Letter will be provided. The cutoff date for the commitment on balconies' tiles installation is September 1st.
- Unit 1103S was inspected. The Structural policy is as follows:  
While any damages to the walls will be repaired, fixing the preexisting stucco finish imperfections is not included in Structural's scope of work. The issues of quality of repairs to conceal scratches on the door frame, and the hole in a door frame are under investigation since the contractor will need record on preexisting conditions of these elements.
- Kitchen door leading to the balcony in unit 1105S is missing door guard. Since balconies in stack 5 are not turned over to the residents, the door guard should be and will be reinstalled.
- On floor 11 in south tower, the window contractor removed 4X8 plywood panels and left them in a hallway. The Structural will remove panels this time, but it is responsibility of the window contractor to dispose of remaining materials and this work must be included in the terms of a contract.
- The owner of unit 1006N complained: a) about holes in the plywood covering the glass on a sliding door and b) hole in the wall in a hallway. The structural explained that the plywood is there to protect glass during the balcony demolition, and because the demolition is completed no corrective action required. In case of the hurricane all doors and windows will be protected. The opening in a wall was made to dry wall cavity because of the water leak from 12 floor unit. This issue is not related to the construction activity and should be addressed with the Property management.

#### **In-house issues:** Management update

- Modernization of elevators in both towers is proceeding according to plan with the estimated completion date August 3rd or 4th.

Meeting adjourned at 12:00pm.

Signed: Zina Bluband

